

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Asquith Avenue Mount Martha VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 Raymond Street Mount Martha VIC 3934	\$1,135,000	28-Nov-19
2 Jackson Street Mount Martha VIC 3934	\$1,125,000	19-Nov-19
5 Stiles Street Mount Martha VIC 3934	\$1,000,000	16-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 February 2020



8 Raymond Street Mount Martha VIC 3934

 4  2  2

Sold Price **\$1,135,000** Sold Date **28-Nov-19**

Distance **1.35km**



2 Jackson Street Mount Martha VIC 3934

 4  3  4

Sold Price **\$1,125,000** Sold Date **19-Nov-19**

Distance **1.54km**



5 Stiles Street Mount Martha VIC 3934

 3  1  3

Sold Price **\$1,000,000** Sold Date **16-Oct-19**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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